



## NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

**GP13-08** - Minor General Plan Amendment to change the land use classification of approximately 11.14 acres of real property generally located west of the northwest corner of Higley and Williams Field Roads from Shopping Center (SC) to Residential >3.5-5 DU/AC land use classification. The effect of this amendment will be to allow residential development.

**Z13-18** - Rezone approximately 11.14 acres of real property generally located west of the northwest corner of Higley and Williams Field Roads from Town of Gilbert Shopping Center (SC) zoning district to Single Family - Detached (SF-D) zoning district with a Planned Area Development Overlay zoning district. The effect of the rezoning will be to permit single family residential housing, decrease building height, increase minimum lot width and depth, increase minimum lot size and increase the rear setback.

**GP13-10** - American Orchards Senior Care - Minor General Plan Amendment to change the land use classification of approximately 4.91 acres of real property generally located at the southeast corner of Lindsay and Guadalupe Roads from Neighborhood Commercial (NC) land use classification to Residential >0-1 DU/AC land use classification. The effect of the amendment will be to allow residential development.

**Z13-21** - American Orchards Senior Care - Rezone approximately 4.91 acres of real property generally located at the southeast corner of Lindsay and Guadalupe Roads from Town of Gilbert Neighborhood Commercial (NC) zoning district to Town of Gilbert Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district. The effect of the rezoning will be to decrease the front building setback, decrease the front landscape setback, increase the street front storm water retention and reduce the arterial intersection landscape setback.

**The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:**

**The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:**

**Town Council: Thursday, August 15, 2013 at 7:00 p.m.  
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**